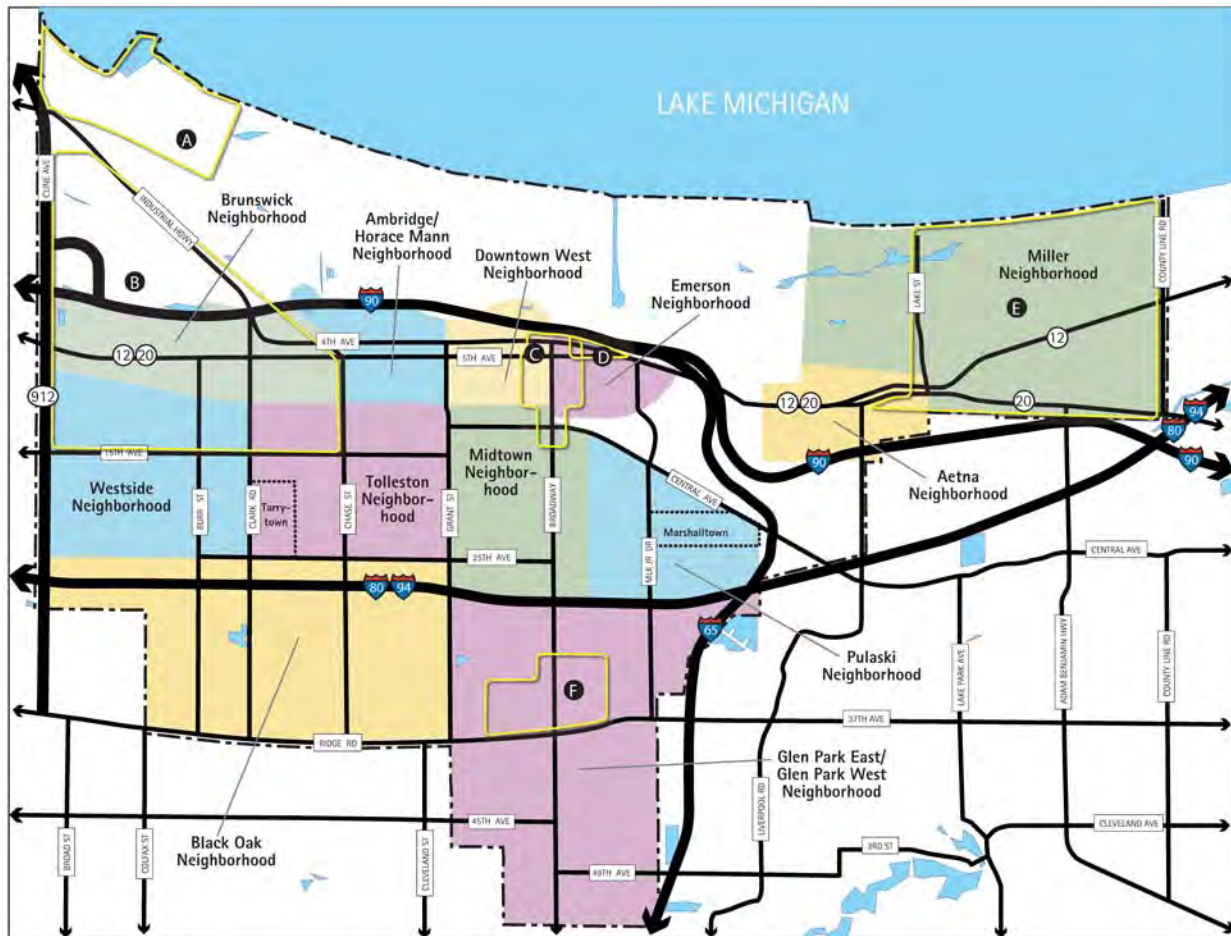


Overview

This section provides more detailed discussion of six specific focus areas identified by the City, as well as 12 traditional neighborhood areas. The six focus areas are Lakefront Reclamation/Development, Westside Development, Downtown Business District, Stadium District, Miller/Glen Ryan/Aetna, and University Park. Based on the divisions made in the 1985 Comprehensive Plan, the 12 neighborhoods are Aetna, Ambridge-Horace Mann, Black Oak, Brunswick, Midtown, Downtown West, Emerson (Downtown East), Glen Park East/West, Miller, Pulaski, Tolleston, and Westside.

Gary Focus Areas & Neighborhoods [Also see Figure 2.3]



Lakefront Focus Area

The Lakefront Reclamation/Development District is located in the northwest corner of the City and is dominated by entertainment/recreation uses. Two casino boats, a hotel, and the City's marina are located in this district. This area is also known as Buffington, which is the name of the harbor.

The City has redevelopment plans for the area that include a Lakefront promenade; a retail district; residential blocks with five- to seven-story buildings (including some with first-floor commercial uses); natural areas that conserve dunes, buffer between adjacent industrial uses, and provide recreation corridors; park/open space; and support services such as schools, a library branch, and a day care. The casino operators control 240 acres of undeveloped land in the area, according to the Majestic Star Web site.

This area has an attractively landscaped access road from the west and a new ramp that provides a direct link to the casino parking deck. This ramp will also provide access to future Lakefront development.

Although it is an attractive entrance, access to the lakefront is difficult. Motorists must enter East Chicago, find Guthrie Street, and go under the Cline Avenue overpass to find the 140th Street Lakefront access drive.

Westside Focus Area

The Westside Development District is located in the western part of the City and is generally bounded by Cline Avenue in the west, 15th Avenue in the south, Chase Street in the east, and the Industrial Highway toward the east and north. Although the area has large residential and commercial areas, much of it is dominated by industrial and transportation uses.

The district encompasses the Brunswick neighborhood and large portions of the Westside and Tolleston neighborhoods. Major industrial uses and industrial parks are located along SR 912 (Cline Avenue) and the Industrial Highway. The Gary/Chicago International Airport dominates the northern part of the district.

The District has direct access to both Cline Avenue and the Indiana Toll Road. In addition, US Routes 12 and 20, as well as the South Shore Line station, serve the area.

For more detailed information on this area, see the Brunswick, Tolleston, and Westside subsections.

Downtown Focus Area

The Downtown Central Business District is located in the north-central part of the City and is generally bounded by Madison Street in the west, 12th Avenue in the south, Delaware Street in the east, and the Indiana Toll Road in the north.

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With its Indiana Toll Road interchange and South Shore Line station, the area serves as an important gateway to the community and to US Steel to the north. Major arterials, including Broadway and 4th, 5th, and 11th Avenues, provide connections between Downtown and the rest of the City. Downtown also serves as a focus point for the City's bus network.

Although it encompasses a large number of blocks, the District lies at the axis of two important thoroughfares: Broadway and Fifth Avenue. As the traditional Downtown for the City, the area contains a number of important institutional uses, including the City Hall and the Lake County Superior Court, which are housed in the twin civic buildings at Broadway and Fourth Avenue. Additional activity generators include the Indiana Department of Family and Social Services, the Genesis Convention Center, the Steel Yard baseball stadium, and the South Shore Line train station. Although many of the commercial and residential buildings in the immediate area are vacant, there are professional offices, restaurants, and some retail serving the institution uses. Recent planned and in-progress downtown developments include the renovation of the former Sheraton Hotel and the adaptive reuse of the Dalton and Modern Apartments.

For more detailed information on the area, see the Downtown West and Emerson subsections. The Downtown area is also further discussed in Section 9: Land Use & Market.

Stadium Focus Area

The Stadium District is located in the north-central part of the City and partially overlaps the Downtown Central Business District. It is generally bounded by 4th Avenue, 5th Avenue, and Stadium Plaza.

The Stadium District is dominated by the Gary Steel Yard baseball stadium, which hosts the Gary Steel Cats. Recent development in the area includes two restaurants along 5th Avenue.

For more detailed information on this area, see the Emerson subsection.

Miller/Glen Ryan/Aetna Focus Area

This focus area encompasses the entire neighborhood of Miller and a small portion of the Aetna neighborhood south of US 20. The area has excellent access to Lake Michigan and US Route 12 and 20 and contains Marquette Park and the Indiana Dunes National Lakeshore. For further discussion, see the respective neighborhood sections.

University Park Focus Area

The University Park study area lies within the Glen Park East/West neighborhood, extending to the north, east, and west of the intersection of Broadway and Ridge Road. University Park contains the campuses of Indiana University Northwest and Ivy Tech Community College, several fair- to well-maintained residential neighborhoods, a commercial district along Broadway, and the large Gleason Park and golf course. The "University Park Concept Plan" was created Indiana University Northwest team.

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For more detailed information on this area, see the Glen Park East/West subsection.

Brunswick

The Brunswick neighborhood is located on the western edge of Gary and is bordered by I-90, Chase Street, the Norfolk Southern tracks, and Cline Avenue. Brunswick is directly south of the Gary/Chicago International Airport and the Cline Avenue (Route 912) industrial area borders the neighborhood in the west.

The neighborhood has an interchange with Cline Avenue at Michigan Street/5th Street and is the gateway to the City from the west. It also has excellent transit access, with a South Shore Line station at Clark Road between 2nd and 3rd.

Demographics (2000)

Population

4,442

Race

African-American/Black: 84.6%

White: 7.7%

Other: 7.7%

Ethnicity

Hispanic: 13.0%

Age

Under 18: 27.7%

Over 65: 14.3%

Households

Total: 1,571

Average Household Size: 2.81

Housing

Housing Units: 1,754

Owner-occupied: 58.3%

Vacant: 10.4%

Land Use

Residential

Most of Brunswick's residential housing is comprised of single-family homes nearly 60% owner-occupied. The only multi-family residential development is located east of the intersection of Clark and 4th and is in good condition. While much of the residential property is in good condition, the neighborhood does have pockets of vacancy and deteriorating buildings.

Housing in fair to poor condition is found on the east side of the neighborhood from Matthews to Clark between South Bend Avenue (and the South Shore Line tracks) and 6th, some locations north of the South Shore Line, and on scattered blocks throughout the neighborhood.

Pockets of vacant lots are found on the western edge of the neighborhood's residential areas (on Hobart and Colfax), on the eastern edge on Clark, and on the northern edge of the tollway.

A small mobile home park is located near the intersection of 4th and Bigger, just south of the City's wastewater treatment plant. The mobile home park has several units in poor condition,

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numerous vacant pads, and lacks green space. The mobile homes lack buffering or screening from an adjacent tanker truck facility and some residential units are as close as 10 feet to industrial buildings.

Commercial

The Tri-City Plaza Shopping Center is the major commercial anchor for the neighborhood and surrounding neighborhoods. It is mostly occupied, although a large grocery store space is vacant. The shopping center does have perimeter and some parking lot landscaping. The Center also has an overabundance of pavement in the parking areas and a large loading/service area in the rear. With the exception of a recycling area and a building along Clark Road, loading and service areas are well-screened.

Most other commercial uses are along 5th. In the west, this stretch includes many vacant lots, vacant storefronts, and deteriorating buildings. Some lots are being used to store automobiles or construction equipment/materials.

Several businesses are active near the intersection of Clark and 5th outside the Shopping Center, including restaurants.

Industrial

Industrial uses dominate on the west and east sides of the neighborhood. Although some active industries are present, much of the industrial land is vacant or underutilized. This includes land along Cline Avenue (Route 912) and 4th that has direct access to the Gary/Chicago International Airport. In general, industrial properties lack screening and landscaping, and some lack buffers adjacent to residential areas.

A large Chicago Steel facility, which shares the site with some other companies, is located on the west side of Chase Street south of 5th.

Institutional

The neighborhood contains one elementary school, two private schools, a hospital, a branch library, a post office, various churches, and the Gary Sanitary District wastewater treatment plant.

Open Space

Brunswick neighborhood parks include Edison Park, Dallas Totlot, Jordan Triangle, and the major community park, Brunswick Park.

In addition, some open spaces include dunes, swales, and wetlands that provide a “green” character and wildlife habitat.

Issues/Constraints/Negatives

- Although much of the housing stock is in good condition, pockets of vacant and deteriorating housing are found in the neighborhood.

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- Numerous vacant commercial lots are found along 5th Avenue.
- Some industrial uses lack buffers, screening, and landscaping, especially from high-visibility locations or adjacent to residential uses. Many industrial parcels are vacant or underutilized.
- The neighborhood lacks some convenient retail, including a grocery store.
- The Edison School property appears vacant and is not well-maintained.
- The Gary/Chicago International Airport has a planned expansion that may require acquisition of residential and industrial parcels north of 2nd Place and the South Shore Line tracks.
- Some areas along I-90 and open spaces have experienced littering/dumping.

Opportunities/Strengths/Positives

- The neighborhood has excellent transportation access with the South Shore Line commuter train station, an adjacent airport, and an interchange on Cline Avenue.
- Much of the residential housing stock is in good condition.
- Vacant or underutilized industrial properties near the airport provide opportunities for development.
- Vacant or underutilized commercial properties along 5th could be redeveloped for new commercial or housing uses.
- The Tri-City Plaza Shopping Center and nearby retail/restaurant uses provide shopping and dining opportunities for residents.

Ambridge-Horace Mann Neighborhood

The Ambridge-Horace Mann neighborhood is located in the north-central part of Gary and is bounded by the Grand Calumet River, Grant Street, the Norfolk Southern tracks, and Chase Street. Traditionally, Ambridge-Horace Mann was two neighborhoods: Ambridge and Horace Mann. Ambridge comprises the blocks between the Grand Calumet River and 5th Avenue, while Horace Mann comprises the blocks south of 5th Avenue, surrounding the now vacant Horace Mann School.

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Demographics (2000)

Population

Population: 6,236

Race

African-American/Black: 96.3%

Other: 2.1%

White: 1.6%

Ethnicity

Hispanic: 2.2%

Age

Under 18: 29.6%

Over 65: 9.3%

Households

Total: 2,387

Average Household Size: 2.69

Housing

Housing Units: 2,617

Owner-occupied: 47.0%

Vacant: 3.5%

Land Use

Residential

Ambridge's residential units have a mix of single-family homes in good condition and multi-family residential buildings. Multi-family buildings are mainly found along 5th Avenue between Taft and Grants Streets. Although the conditions of such buildings vary greatly, there are a number of well-maintained and architecturally distinct apartment buildings along the corridor.

Among single-family homes, the neighborhood has few vacant lots or properties, and housing in fair to poor condition is limited to a few isolated pockets: Grant Street north of 5th, Bridge Street north of 5th, and Taney Street just southeast of the 5th and Chase intersection.

For multi-family structures, the large development in the southwest corner of the neighborhood is in fair to good condition. The apartment buildings along 5th vary, with some in good condition and others in fair to poor condition and obviously deteriorating.

Residential uses on Bridge are adversely affected by truck traffic accessing industrial properties to the north. Trucks must take this route to cross a bridge over the Grand Calumet River to access industrial sites, including American Bridge Company.

Heavy traffic, including truck traffic, and perceptions of speeding affect properties along 4th and 5th, which are one-way streets providing east-west routes across the northern part of Gary.

Commercial

Commercial uses are clustered near the 5th and Bridge intersection and include a gas station, a bank, a health-food deli and store, and office uses.

Institutional

The neighborhood contains Martin Luther King Jr. Academy, Vohr Elementary, a private school, Methodist Northwest Hospital, and various churches.

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Industrial

One large industrial facility is located on the northwest corner of the neighborhood.

Open Space

Ambridge Park, Westbrook Fields, and some smaller playlots are located within the Ambridge-Horace Mann neighborhood.

Issues/Constraints/Negatives

- Heavy, fast-moving traffic, including truck traffic, is negatively impacting some locations along 4th, 5th, Bridge, and Grant.
- Views and access to the Grand Calumet River are limited.
- Some older, attractive apartment buildings along 5th are in disrepair.
- Some commercial lots and buildings along 5th are vacant or underutilized.
- The vacant high school is a deteriorating building in the center of the neighborhood.

Opportunities/Strengths/Positives

- Residential areas are generally in good condition with few vacant lots.
- The neighborhood has restaurants and a small health-food grocery store/café.
- The hospital and schools provide an anchor for the community.
- Ambridge Park and other areas along the river provide an opportunity for greater community access to the waterfront, including the use of overlooks and paths.

Downtown West Neighborhood

The Downtown-Emerson neighborhood is located in the north-central part of the City and is bounded by the Grand Calumet River, Broadway, 9th Place, and Grant Street. The neighborhood was part of the original plat developed by the Gary Land Company and is the civic heart of the community with the Lake County Superior Courthouse and convention uses located here. It also is bordered by the Emerson neighborhood on the east side of Broadway, which contains City Hall, a sports complex, and the City's minor league baseball stadium.

The neighborhood has excellent transportation access, which includes interchanges to the Indiana Toll Road at Buchanan and Broadway, U.S. 12 and U.S. 20 running through Downtown, and a South Shore Line commuter rail station.

It is also the “front door” to U.S. Steel, which is located north of the toll road along Lake Michigan.

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Demographics (2000)

Population

Population: 4,684

Race

African-American/Black: 87.5%

White: 5.5%

Other: 7.0%

Ethnicity

Hispanic: 9.1%

Age

Under 18: 27.6%

Over 65: 16.5%

Households

Total: 1,827

Average Household Size: 2.79

Housing

Housing Units: 2,241

Owner-occupied: 35.9%

Vacant: 18.5%

Land Use

Residential

Although Downtown West has some solid residential blocks on its west end, much of the rest of the neighborhood suffers from vacant lots and blocks, numerous vacant buildings, and housing stock that is in poor condition. Only about 36% of homes were owner-occupied and 18.5% were vacant in 2000.

Vacant lots are widespread between Madison and Broadway, with the exception of new mixed-income housing developments. Vacant lots are also an issue from Buchanan to Madison.

A majority of the blocks have housing in fair or poor condition, although blocks on the west end of the neighborhood have housing that is generally in good condition.

Several multi-family buildings or developments are located in Downtown, including senior- and public-housing high-rise buildings and some low-rise apartments throughout the residential areas.

An example of a recent infill housing development is the Horace Mann project, which includes 80 units and is located at 6th and Washington.

Commercial

Commercial uses are concentrated along Broadway and 5th. These commercial corridors have numerous vacant lots and vacant, deteriorating buildings and in general present a blighted appearance. Active uses include the Chase Bank at 5th and Broadway and isolated restaurants, professional office buildings, gas stations, and convenience stores along 5th and Broadway. The McDonald's restaurant at 5th and Grant has attractive landscaping and provides an aesthetically pleasant western entrance to the neighborhood.

Institutional

Institutional uses include Lake County Superior Court, Jefferson Elementary, Holy Angels Cathedral School, various churches, Gary Public Library, Boys & Girls Club, Genesis Convention Center, and the Gary Housing Authority offices.

The Convention Center is home to a professional basketball team and also hosts conferences, events, and meetings. The parking deck adjacent to the Convention Center appears to be in fair to poor condition. The City has plans to refurbish this structure.

Open Space

Jackson Park, Borman Square, Rees Park, Pierce Playground, and a small portion of Gateway Park are all located within Downtown West.

Issues/Constraints/Negatives

- Many of the retail and mixed-use buildings along Broadway and 5th are vacant and in poor condition.
- Housing conditions in the eastern portion of Downtown West are poor and large areas are vacant, which detracts from the Downtown's retail market.
- Vacant lots present a poor image and detract from the neighborhood's vitality.
- Many of the neighborhood's historic structures are abandoned and in poor physical condition, including the United Methodist Church.
- Some open spaces lack maintenance and do not enhance the Downtown's image.
- Although the Convention Center and baseball stadium are only three blocks apart, there is no apparent visual/streetscape connection between the two areas.

Opportunities/Strengths/Positives

- The concentration of municipal, county, and Convention Center activities in this area creates some stability and generates activity.
- The gateway area, including the two domed civic buildings and open spaces along 4th and around the Convention Center, are well-maintained and present a positive gateway image for the City.
- The South Shore Line and Indiana Toll Road provide excellent transportation access for Gary residents and visitors to the City.
- Borman Square Park and the neighborhood's smaller parks provide ample open space.
- A recent residential development has filled in vacant blocks and brought more residents to Downtown West.

Emerson Neighborhood

The Emerson neighborhood is located in the north-central part of the City and is bounded by the Grand Calumet River, the I-90 Indiana Toll Road, 9th Place, and Broadway. The neighborhood was part of the original plat developed by the Gary Land Company and contains City Hall, a sports complex, and the City's minor league baseball stadium.

The neighborhood has access to the Indiana Toll Road at Broadway and U.S. 12 and U.S. 20 run through the neighborhood. A South Shore Line station is nearby in the Downtown West neighborhood.

Demographics (2000)

Population

Population: 3,358

Race

African-American/Black: 90.1%

White: 5.9%

Other: 4.0%

Ethnicity

Hispanic: 4.4%

Age

Under 18: 30.3%

Over 65: 14.3%

Households

Total: 1,185

Average Household Size: 2.80

Housing

Housing Units: 1,532

Owner-occupied: 39.8%

Vacant: 22.7%

Land Use

Residential

Emerson has some solid residential blocks on its east end, but much of the area closer to Broadway suffers from vacant lots and blocks, numerous vacant buildings, and housing stock that is in poor condition. Only about 40% of homes were owner-occupied and nearly 23% were vacant in 2000.

Vacant lots are widespread west of Georgia. A majority of the blocks have housing in fair or poor condition, though blocks on the east and west ends of the neighborhood have housing that is generally in good condition.

Recent infill housing includes 44 units between 5th and 6th around Vermont Street.

Commercial

Commercial uses are concentrated along Broadway and 5th. These commercial corridors have numerous vacant lots and vacant, deteriorating buildings that in general present a blighted appearance. Active uses include a new state office building at 7th and Broadway, the Gary Mall on the 700 block of Broadway, and scattered restaurants, professional office buildings, gas stations, and convenience stores along 5th and Broadway.

An active shopping center strip on Broadway between 9th and 10th also provides needed shopping opportunities for the neighborhood. A second shopping center is located nearby at 15th Avenue and Broadway.

Restaurants also include the Lincoln Carry Outs at 5th and Broadway and Bennigan's, which is inside Gary's minor league baseball stadium. Two more restaurants are under

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construction across from the baseball stadium, which provides the neighborhood and City with a dining/entertainment hub.

Institutional

Institutional uses include City Hall, the Indiana Department of Family and Social Services, Ralph Waldo Emerson Visual and Performing Arts School, various churches, a U.S. Post Office branch, Social Security Administration offices, and the Calumet Township Trustee's office.

Open Space

The Emerson neighborhood includes the US Steel Yard, Buffington Park, Idle Hour Park, and the larger portion of Gateway Park to the east of Broadway Street.

Issues/Constraints/Negatives

- Many of the retail and mixed-use buildings along Broadway and 5th are vacant and in poor condition.
- Housing conditions on the west side of Emerson are poor and some areas are vacant, which detracts from the Downtown's retail market.
- Vacant lots present a poor image and detract from the vitality of Downtown West and Emerson.
- Many of the neighborhood's historic structures are abandoned and in poor physical condition, including Union Station, the former Post Office, and the Memorial Auditorium.
- Some open spaces, such as the plaza on the southeast corner of Broadway and 5th or Buffington Park, lack maintenance and do not enhance the Downtown's image.
- Although the Convention Center and baseball stadium are only three blocks apart, there is no apparent visual/streetscape connection between the two areas.

Opportunities/Strengths/Positives

- The concentration of civic and institutional activities in this area creates some stability and generates activity.
- The gateway area, including the two domed civic buildings and open spaces along 4th and around the Convention Center, are well maintained and present a positive gateway image for the City.
- The baseball stadium is an attractive, vital use that brings visitors into Downtown Gary.
- Buffington Park and the neighborhood's smaller parks provide ample open space.
- Recent residential developments have filled in vacant blocks/lots and brought more residents to Downtown West.

Aetna Neighborhood

The Aetna neighborhood is located in the east-central part of Gary and is bounded (approximately) by the CSX tracks, Lake Street, 15th Avenue, and I-90.

The neighborhood has the Miller South Shore Line station at its northeast corner. It also has interchanges to I-80/I-94 and I-90 nearby to the east and west of the neighborhood. Gary's major access to Lake Michigan, Marquette Park, is nearby in the Miller neighborhood.

Demographics (2000)

Population

Population: 4,942

Race

African-American/Black: 83.2%

White: 10.9%

Other: 5.9%

Ethnicity

Hispanic: 6.3%

Age

Under 18: 32.8%

Over 65: 5.5%

Households

Total: 1,662

Average Household Size: 2.88

Housing

Housing Units: 1,876

Owner-occupied: 58.0%

Vacant: 11.4%

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Land Use

Residential

Aetna is mostly a single-family neighborhood, although it does have one multi-family senior housing building on Melton Road.

The single-family homes are generally in good condition south of Dunes Highway between Aetna and Clay. West of Aetna, many homes are in poor condition and lots are vacant. East of Clay, a mixture of fair and poor housing conditions is found with sporadic vacant lots.

On the north side of Dunes Highway, the housing stock is in a mix of fair and good conditions. Many vacant lots are found in the northeast corner of the neighborhood.

Commercial

The majority of commercial uses in Aetna are along Dunes Highway (U.S. 12) or Melton Road (U.S. 20). Several restaurants and auto-oriented establishments (such as gas stations) are still active, but the corridor has several vacant lots and shuttered stores. Several restaurants are clustered near the intersection with Lake Street.

A vacant motel on a large site is on the west end of the corridor near the I-65 interchange.

A small commercial area on Aetna just south of Dunes Highway consists mostly of vacant lots or vacant buildings.

Institutional

The neighborhood has a private school, a Veterans of Foreign Wars post, and churches.

Industrial

A large Northern Indiana Public Service Company (NIPSCO) facility is located on the west side of the neighborhood on the southeast corner of I-65 and Dunes Highway (U.S. 12/U.S. 20). Two large industrial sites are also found on the north side of Dunes Highway on the west end of the neighborhood.

Open Space

The Aetna neighborhood contains Glen Ryan Park, Aetna Playground and Aetna Park, and June Labroi Park.

Issues/Constraints/Negatives

- Several commercial properties, including a former Kmart, are vacant.
- Homes in poor condition and vacant lots are found in some locations.
- Houses are located adjacent to industrial uses with insufficient screening and buffering. Such houses include those on the east side of the NIPSCO facility and those west of homes on New Jersey Street, north of the Dunes Highway.

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- Dunes Highway divides the neighborhood.

Opportunities/Strengths/Positives

- The South Shore Line station and nearby expressway interchanges provide excellent transportation access.
- Vacant or underutilized land near the South Shore Line station provides an opportunity for transit-oriented development, such as additional housing and shops.
- Aetna residents have access to retail and restaurants along U.S. 12, U.S. 20, and in Miller.
- Aetna has residential development centered around parks and open space and has quick access to additional open space in the Indiana Dunes National Lakeshore and Marquette Park.

Miller Neighborhood

The Miller neighborhood is located in the northeast corner of the City and is bounded by Lake Michigan, the City of Portage, the City of Lake Station, Lake Street, the CSX tracks, and the Indiana Dunes National Lakeshore. Miller was one of the original settlements in the area, developed as a station along the Michigan Southern railroad.

The neighborhood is well-served both by highway and transit connections. U.S. 12 and U.S. 20 provide important connections to communities in Porter County and there is a South Shore Line commuter rail station located at Lake Street.

As the only Gary neighborhood with lake frontage, Miller acts as an important recreational center for the entire City. Marquette Park, in particular, is a community landmark with large stretches of shoreline, large landscaped grounds, a historic pavilion bathhouse, and a large playground. The lakeshore is also accessible via Wells Street Beach in the northeastern corner of Miller.

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Demographics (2000)

Population

Population: 9,900
African-American/Black: 70.9%
White: 24.3%
Other: 4.8%

Ethnicity

Hispanic: 4.8%

Age

Under 18: 26.0%

Race

Over 65: 9.5%

Households

Total: 4,280
Average Household Size: 2.43

Housing

Housing Units: 4,773
Owner-occupied: 47.4%
Vacant: 10.3%

Land Use

Residential

Most of Miller's housing consists of single-family homes, many of which are located in recent subdivision developments. There are also several recent rowhome and condominium developments in the Miller Beach area near the lakefront. Large multi-family complexes include Miller Village at County Line and Indian Boundary Roads, Duneland Village at 3rd Avenue and Gibson Street, Marina Dunes Apartments at Lake Street and Hemlock Avenue, Windsor Square on Grand Boulevard, and Woodlake Village Apartments in the southeast corner of the neighborhood.

Housing conditions in Miller are generally good. Compared with other neighborhoods, the homes in Miller are well-maintained and there are few vacant lots. There has been residential development along the lakeshore, including a mixture of single-family, rowhomes, condominiums, and affordable housing. Duneland Village is a 131-unit, mixed-income, HOPE VI, multi-family redevelopment project that was completed in 2005.

In peripheral areas there are some residential areas that suffer from poor housing stock, a high number of vacant parcels, and deteriorated parcels, as well as a lack of nearby shopping or services opportunities. Examples include the residential blocks at Lake Street and Birch Avenue and the residential subdivisions between US-12 and 20.

Commercial

Neighborhood-oriented retail is primarily situated along Lake Street in the southwestern corner of the neighborhood. Much of the corridor consists of small-scale, independent shops, restaurants, galleries, and professional service uses, as well as banks, auto-services businesses, and institutional uses. At the intersection of Lake and U.S. 20, there are a number of retail,

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restaurant, and bank chains, including a new Walgreens. Most of the businesses are occupied and well-maintained.

East of Lake Street, U.S. 20 is dominated by highway-oriented retail, restaurants, and services, as well as offices, motels, industrial uses, and some residential development. There are a number of vacant businesses, including a large shopping center at the Adam Benjamin Highway. The corridor is characterized by large swathes of pavement, a lack of landscaping and screening, and businesses in poor condition.

In addition, there is a small node of neighborhood-oriented retail at Locust and Shelby Streets in the “Miller Beach” section of the neighborhood. The node contains a small number of restaurant/bar, café, convenience, and professional office establishments. Although the businesses are fully occupied and well-maintained, the area suffers from a lack of streetscaping and landscaping and has several large parking lots.

Institutional

Schools in the neighborhood include Kennedy-King Middle School, William Wirt High School, two charter schools, and the newly constructed Marquette Elementary. The neighborhood also contains a branch library and a post office.

Open Space

The neighborhood has a wide variety of playgrounds and parks. The attractive and renovated Marquette Park provides access to Lake Michigan and the neighborhood is transected by a large swathe of the Indiana Dunes National Lakeshore.

Issues/Constraints/Negatives

- The U.S. 20 corridor lacks direct access to an interchange on I-90 and I-80/I-94.
- Some residential areas in limited locations are deteriorating.
- A number of multi-family complexes are located in isolated locations far from shopping and employment opportunities.
- Increased train traffic in the area will impact access to the Lakefront and neighborhoods.

Opportunities/Strengths/Positives

- The neighborhood is an important recreational center for the City with both Lake Michigan and Indiana Dunes National Lakeshore access.
- There is a significant potential to increase open space and recreation opportunities in the immediate area.
- Most of the housing stock in the neighborhood is in good condition and there have been a large number of new residential developments near the Lakeshore.

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- The Lake Street commercial corridor is mostly occupied with a number of unique, attractive shops and restaurants.

Westside Neighborhood

The Westside neighborhood is located in the far west-central section of the City. It is bounded by the Norfolk Southern tracks, Clark Road, 25th Avenue, and the City of Hammond.

Demographics (2000)

Population

Population: 6,153

Race

African-American/Black: 63.3%

White: 31.9%

Other: 4.8%

Ethnicity

Hispanic: 10.1%

Age

Under 18: 32.5%

Over 65: 10.3%

Households

Total: 2,152

Average Household Size: 3.04

Housing

Housing Units: 2,340

Owner-occupied: 50.9%

Vacant: 8.0%

Land Use

Residential

Residential uses are limited to the south and northeast portions of the Westside neighborhood because of the large area taken up by industrial uses, a landfill, and institutional uses.

To the northeast, the housing is mostly single-family residences in good condition. An area bounded by 15th, Geery, Clark, and 9th has several blocks of housing in fair or poor condition. Blocks with numerous vacant lots are found throughout this portion of the neighborhood.

Several multi-family developments – generally in good condition – are also found in this area, including along Burr and Clark streets.

On the south side of the neighborhood, in an area bounded by Cline Avenue (Route 912), I-80, Clark, and 21st, many of the blocks have housing in fair to poor condition, while a few blocks are in good condition. Vacant lots are less of a problem in this section of Westside, although parts of the neighborhood near a landfill are empty.

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Commercial

Truck stops dominate the commercial area near the I-80 Burr Street interchange. A convenience retail node, including a bar and grill and an auto-oriented business, are at the intersection of 25th and Colfax. Some businesses are also found along 15th. Many of the commercial areas have vacant lots or vacant buildings.

Institutional

Westside High School and an elementary school are located in the neighborhood.

Industrial

The Route 912 industrial corridor is located in the west and central portions of the neighborhood and includes large trucking operations, junkyards, and other firms, as well as a large landfill and a former sand mine. A federal Superfund site to clean up industrial contamination is also found in the industrial corridor.

Although natural areas or buffers exist between most of the industrial and residential uses, some industrial sites are directly adjacent to residential uses, such as on 21st between Cline and Railroad and just north and east of the landfill.

Open Space

The Westside neighborhood includes Seberger Park and Hovey Playground. Seberger Park offers a wide range of uses but is not located in a heavily populated area. This neighborhood is not sufficiently served by its parks.

Issues/Constraints/Negatives

- Several residential blocks are immediately adjacent to a large landfill or industrial uses.
- Many blocks have vacant lots or housing in poor condition.
- Littering and dumping are an issue in portions of Westside.
- The neighborhood has little commercial development.

Opportunities/Strengths/Positives

- With an interchange on Cline (Route 912) and I-80, the neighborhood has good expressway access.
- The neighborhood has many natural areas/corridors that could be connected into a greenway system.
- Westside has a variety of housing types, and many blocks are in good condition.
- Vacant or underutilized industrial land presents opportunities for development/job creation.

Tolleston Neighborhood

The Tolleston neighborhood is located in the west-central section of Gary and is bounded by the Norfolk Southern tracks, Grant Street, 25th Avenue, and Clark Road. The neighborhood was originally established prior to the founding of Gary as a station on the Michigan Central Railroad. Within Tolleston, Tarrytown was developed as a modern subdivision and is generally bounded by Clark Road, 15th Avenue, Whitcomb Street, and 25th Avenue.

Although not directly served by expressway interchanges, the neighborhood has access to I-80/I-94 via interchanges at nearby Burr and Grant Streets.

Demographics (2000)

Population

Population: 14,289

Race

African-American/Black: 97.5%

Other: 1.5%

White: 1.0%

Ethnicity

Hispanic: 1.1%

Age

Under 18: 27.9%

Over 65: 19.3%

Households

Total: 5,300

Average Household Size: 2.69

Housing

Housing Units: 5,772

Owner-occupied: 61.8%

Vacant: 8.2%

Land Use

Residential

Tolleston's housing stock is predominantly comprised of single-family homes, nearly 60% of which are owner-occupied. In addition to some scattered apartment buildings, there are three large multi-family complexes, including the now vacant Ivanhoe Gardens on 11th Avenue, Small Farms (an apartment complex on 24th Lane), and Oak Knoll Renaissance Apartments on 23rd Court.

The condition of Tolleston's housing stock ranges considerably from east to west. In the eastern half there are large concentrations of vacant parcels and homes are generally in fair to poor condition. In the western half residential blocks are generally well maintained and there are few vacant parcels.

Commercial

The neighborhood has two commercial corridors: 11th and 15th Avenue. Both strips are located in the northeast corner of the neighborhood and are separated by only four blocks. Although both corridors contain some convenience retail, autobody service, gas stations, professional

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offices, and restaurants, most blocks contain a high level of vacant storefronts, vacant lots, or non-commercial uses, including churches and residential buildings.

Institutional

The neighborhood contains one middle school, three elementary schools, two private schools, a post office, a branch library, and churches.

Open Space

Tolleston Park, Tarrytown Playground, Pachter Park, Rutledge Totlot, and MC Bennett are located within the Tolleston neighborhood. MC Bennett is a major community park offering a wide range of uses to the neighborhood residents. Tolleston Park is a large community level park also offering many different uses. The parks within this neighborhood serve potential users well.

Issues/Constraints/Negatives

- The eastern half of the Tolleston neighborhood has numerous vacant lots and buildings in poor condition.
- The neighborhood has limited shopping options, most of which are concentrated in its northeastern corner.

Opportunities/Strengths/Positives

- Redevelopment of the Ivanhoe Gardens public housing complex is planned as a public housing complex.
- Many of the residential blocks in the western half of the neighborhood are in fair to good condition with few vacant parcels.
- The neighborhood has several schools and a library that can serve as community anchors.
- Tolleston Park provides important recreational amenities.

Midtown Neighborhood

The Midtown neighborhood, which is also known as Central, is located in the center of Gary, just south of Downtown. It is bounded by 9th Place, Maryland Street, I-80/I-94, and Grant Street.

Demographics (2000)

Population

Population: 12,056

Race

African-American/Black: 97.4%

Other: 1.4%

White: 1.2%

Ethnicity

Hispanic: 1.3%

Age

Under 18: 27.0

Over 65: 20.1

Households

Total: 5,076

Average Household Size: 2.37

Housing

Housing Units: 6,211

Owner-occupied: 36.6%

Vacant: 18.3

Land Use

Residential

Midtown has a mix of single-family and multi-family developments. Many of the single-family blocks are fair or poor condition and have numerous vacant lots. Vacant blocks are concentrated northeast of the railroad tracks and south of the tracks between Madison Street and Broadway, although vacant lots are found on other blocks as well.

Multi-family developments range from older developments in fair condition with a mix of single-family, duplex, and multi-family buildings to new, town-house-style multi-family buildings in good condition on the northeast corner of 15th and Madison. A new multi-family development at the southwest corner of 21st and Virginia is adjacent to a crumbling factory. Some units are less than 50 feet from the facility and no fencing or berming is present to screen or limit access to the factory. This provides a safety issue.

Stable blocks in good condition are concentrated between 19th and 21st from Polk to Washington, including some new single-family homes recently developed on the eastern end of that section. Other blocks in good condition are found sporadically, south of 23rd.

Commercial

Commercial blocks are found on Grant, Broadway, 25th, and 15th; most are in fair to poor condition. The corridors contain numerous vacant lots or vacant buildings, lack street trees or landscaping, and generally have dated or unattractive facades.

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An active shopping center strip is located at 15th and Broadway and provides essential goods and services to the Midtown neighborhood and adjacent neighborhoods. Midtown also has easy access to Downtown locations.

Several blocks along Broadway have large, underdeveloped lots or parking areas behind the buildings that front the street.

Institutional

Roosevelt High School, two elementary schools, a private school, a branch library, a post office, and various churches are located in Midtown.

Industrial

Midtown has several industrial areas along a diagonal railroad corridor that cuts through the neighborhood. Many of these industrial properties are vacant or underutilized, although some have active uses. Many also have outdoor storage of equipment, materials, or vehicles with little screening or buffering from adjacent residential uses.

Land-use conflicts with adjacent residential uses include:

- The area near the intersection of Grant and 10th;
- Behind homes along Pierce in the two blocks south of 11th;
- Between 21st and 22nd between Massachusetts and Virginia;
- The area near 15th and Pierce.

Open Space

Norton Park, Roosevelt Park, Van Buren Totlot, Washington Park, and Means Manor Totlot are all located within the Midtown neighborhood.

Issues/Constraints/Negatives

- The Midtown neighborhood has numerous vacant blocks and buildings in poor condition.
- The neighborhood has limited retail shopping, although it does have an active shopping center strip.
- Industrial uses adjacent to homes with inadequate buffering and screening are affecting quality of life.

Opportunities/Strengths/Positives

- High-quality residential blocks provide “building blocks” for future redevelopment.
- New housing has been recently added to the area.

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- Vacant blocks provide development/redevelopment opportunities.
- The neighborhood has several schools that can serve as community anchors.
- Several parks provide amenities for Midtown.

Pulaski Neighborhood

The Pulaski neighborhood is located in east-central Gary and is bounded by the Norfolk Southern tracks, I-80/I-94, and Maryland Street. The neighborhood is located directly south of the large industrial area along 15th Avenue. The Pulaski neighborhood also includes the Marshalltown subdivision, an area bounded by 21st Avenue, Central Avenue, South 23rd Street, and Martin Luther King Jr. Drive.

Although there are no interchanges within the neighborhood itself, the Broadway/I-80/I-94 and 15th Avenue/I-65 interchanges are nearby.

Demographics (2000)

Population

Population: 6,777

Race

African-American/Black: 96.9%

Other: 1.7%

White: 1.4%

Ethnicity

Hispanic: 1.3%

Age

Under 18: 34.3%

Over 65: 14.7%

Households

Total: 2,435

Average Household Size: 2.75

Housing

Housing Units: 2,705

Owner-occupied: 39.7%

Vacant: 4.0%

Land Use

Residential

Pulaski's housing stock is mostly comprised of single-family dwellings. Multi-family buildings include the recently developed Lancaster Apartments on Virginia Street and St. John Homes on Carolina Street.

Much of the neighborhood's housing stock is in fair condition. The residential blocks in the western half of the neighborhood are in fair to good condition and there has been some new residential development as well as rehabilitation of existing affordable housing complexes. The

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eastern half of Pulaski has a number of residential blocks with small, poorly-maintained houses and deteriorated apartment complexes.

Most residential blocks have few, if any, vacant lots, though there are blocks scattered throughout the neighborhood that are more than 50% vacant. Notable patches of vacant blocks include the blocks adjacent to MLK Jr. Blvd. and blocks along Virginia Street.

Commercial

Some neighborhood-oriented retail and commercial uses are present along 21st Avenue and Virginia Streets, although many of the blocks are vacant, contain vacant storefronts, or have non-commercial uses. Of the remaining commercial uses, there are small grocery/convenience stores, take-out food and ice cream shops, and professional services. Several of the blocks along the corridor now contain institutional uses (such as churches) and multi-family buildings.

Institutional

The neighborhood has a middle school, three elementary schools, a pre-school, and churches.

Open Space

Pulaski Playground, Nichols Place, Ironwood Park, Hatcher Park, Marshalltown Playground, and the Maryland Totlot are located within the Pulaski neighborhood.

Much of the southeast corner of the neighborhood is open space, which provides wildlife habitat and flood control. The area is also used for illegal dumping because of its many deteriorating streets.

Issues/Constraints/Negatives

- The neighborhood-oriented commercial corridor along 21st Street is largely vacant with many vacant blocks and empty storefronts.
- Several of the multi-family complexes are in poor condition with vacant, boarded-up dwelling units and deteriorated streets and landscaping.
- Many of the subdivisions in the eastern half of the neighborhood are comprised of small houses.
- The six-lane Martin Luther King Jr. Boulevard is a barrier between the east and west halves of the neighborhood.

Opportunities/Strengths/Positives

- Williams Elementary is a recently-constructed school facility.
- The neighborhood is in close proximity to Downtown, Broadway, I-65, and the large industrial area along 15th Avenue.
- Many of the single-family neighborhoods are well-maintained.

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- An affordable housing complex is being rehabilitated in the southwestern corner of the neighborhood and a new multi-family development has been constructed across the street.

Black Oak Neighborhood

Located in the southwest corner of the City, the Black Oak neighborhood is bounded by 25th Avenue, Grant Street, unincorporated Calumet Township, and the Town of Griffith. The City only annexed Black Oak in 1976 and most development occurred when the area was unincorporated.

The neighborhood has interchanges with I-80/I-94 at Burr and Grant Streets. These interchanges, along with Ridge Road, serve as gateways to the community from the southwest.

Demographics (2000)

Population

Population: 4,216

Age

Over 65: 10.5%

Race

White: 84.7%

Other: 7.8%

African-American/Black: 7.5%

Households

Total: 1,670

Average Household Size: 2.53

Ethnicity

Hispanic: 10.7%

Under 18: 28.1%

Housing

Housing Units: 1,887

Owner-occupied: 62.2%

Vacant: 11.5%

Land Use

Residential

As in other neighborhoods, the housing stock in Black Oak is dominated by single-family homes, including a large number of mobile homes. There is one cluster of multi-family buildings located along Ridge Road.

Many of the residential neighborhoods are located in areas that are prone to flooding. Many areas lack street curbing, street lighting, or sewers. Many homes are in poor condition and vacant, overgrown, or undeveloped parcels comprise a large proportion of these areas.

In the area south of I-80/I-94 between Chase Street and Clark Road, most of the platted parcels remain undeveloped and appear to be low ground or wetlands. Many of the streets and alleys are

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poorly paved, narrow, and lack curbing. Illegal dumping is also a problem in this area. Homes in the area are generally in poor condition.

Commercial

On Black Oak's eastern edge, the Village Shopping Center on Grant Street is the major commercial anchor for the neighborhood as well as for much of the rest of the Gary. The center has a large Grant Food grocery store and a number of retail, restaurant, and service uses. There is an overabundance of parking both in front of and behind the complex and a lack of landscaping. Additional retail, restaurants, and professional services uses are located along Grant Street to the north and south of the Village. Most properties are occupied and well maintained.

In the southwest corner of the neighborhood, the intersection of Colfax Street and Ridge Road is another major commercial node. Although much of the intersection lies in the Town of Griffith and Calumet Township, the northeast corner is occupied by a large shopping center that is anchored by a Menard's and a large Pay Low grocery store. In addition, there are a number of small-scale retail, restaurant, and service use outlots. Additional retail uses stretch east along Ridge for several blocks. Most properties are also well-maintained, although parking lots are typically large and poorly landscaped.

There is also a small commercial strip surrounding the intersection of 25th Avenue and Burr Street. Due to the nearby interchange, there is a large truck stop, auto-oriented businesses, professional services, convenience retail, and a bar.

Institutional

The neighborhood contains Grissom Elementary, which is part of the Lake-Ridge School District, and Gary Academy, a private school. There is also a branch of the Lake County Library System on 25th Avenue.

Open Space

Lake Etta Park is a large county park located within the Black Oak neighborhood. It is host to a wide variety of programmed activities and recreational uses. Lake Etta Park is also a popular fishing site.

Wetland and open space along the Little Calumet River and I-80/I-94 provides wildlife habitat and acts as a "greenbelt" through the northern part of the neighborhood.

Issues/Constraints/Negatives

- Infrastructure, including sidewalks, curbing, and streetlights, are lacking on many residential blocks.
- Many homes are in poor condition and vacant lots are common.
- The area may be more difficult to develop because of wetlands, floodplains, and other natural features.

Opportunities/Strengths/Positives

- The neighborhood has direct access to I-80 with exits at Cline Avenue, Burr Street, and Chase Street.
- Lake Etta Park provides is an important local and regional recreational amenity.
- The Village Shopping Center on Grant and the Ridge/Colfax Shopping Center on Ridge, as well as nearby retail/restaurant uses, provide shopping and dining opportunities for residents.

Glen Park East/West Neighborhood

The largest of Gary's neighborhoods in terms of population, Glen Park East/West is located in the far south-central section of the City. It is bounded by Grant Street, I-80/I-94, the City of Hobart, the City of Merrillville, and unincorporated Calumet Township.

The neighborhood has interchanges with I-80/I-90 at Grant Street and Broadway. I-65, which runs to the east of the neighborhood, has an interchange with 37th Avenue.

Demographics (2000)

Population

Population: 25,454

Race

African-American/Black: 85.8%

White: 9.3%

Other: 4.9%

Ethnicity

Hispanic: 5.5%

Age

Under 18: 32.6

Over 65: 8.2%

Households

Total: 8,614

Average Household Size: 2.95

Housing

Housing Units: 9,812

Owner-occupied: 51.1%

Vacant: 12.2%

Land Use

Residential

Most of the housing in Glen Park East/West is single-family; approximately 50% is owner-occupied. There are concentrations of multi-family housing, including apartments, senior housing, and residence halls, adjacent to Gleason Park and the Indiana University campus, as well as small concentrations of multi-family housing scattered throughout the neighborhood. Duplexes line a block of Kentucky Street in the southeast corner of the neighborhood.

Most of the housing in the neighborhood is in fair to good condition, although there are several areas with deteriorated and poorly-maintained housing. Areas with a high-level of well-maintained housing are the blocks south of Gleason Park and around 45th Avenue and Georgia Street. Areas with large sections of poorly maintained housing include the blocks surrounding Ridge Road and Vermont Street.

Although most of the neighborhood's blocks are primarily intact, there are several areas with large numbers of vacant lots. Notable pockets include around Benjamin Franklin Elementary, along the railroad and former railroad right-of-ways that bisect the community, along Ridge Road at Polk Street, and along Ridge Road between Chase and Grant Streets.

Several of the residential neighborhoods located in the far western portion of the neighborhood suffer from high water levels and have streets that lack adequate paving, curbing, and stormwater drainage.

Commercial

In addition to the Village Shopping Center located across the street in the Black Oak neighborhood, the east side of Grant Street is mostly occupied with additional retail, restaurant uses, and professional services. Further north, the corridor is dominated by highway-oriented commercial uses such as the truck stop near the I-80/I-94 interchange.

Neighborhood-oriented retail is also present along Broadway, although the corridor contains a large number of vacant storefronts, vacant lots, and non-commercial uses. The most vibrant sections of Broadway are near Indiana University, at Ridge Road, and south of 45th Avenue.

Broadway Avenue provides a wide variety of neighborhood-oriented commercial and professional office uses. Grant Street provides a mixture of highway-oriented and local-oriented retail, including The Village Shopping Center. There are also small retail clusters along Ridge Road and along 49th Avenue.

Industrial

Industrial properties are mostly small-scale and are located along the old rail right-of-way between Georgia, Martin Luther King Jr., Ridge, and 39th. A number of properties have large metal scrap or automobile-storage yards. Several properties are located adjacent to residential neighborhoods without any screening or buffering and truck traffic is present on some residential streets, including Van Buren Street.

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Institutional

The Glen Park East/West neighborhood has a number of both public and private school facilities. There are four elementary schools, Bailly Middle School, Lew Wallace High School, and several mixed-grade schools. Most schools are in fair to good condition and Glen Park Academy is a new facility. There are also several private and parochial schools in the neighborhood, including Gary Lighthouse Charter and Willowglen Academy. There are two higher-education institutions: Indiana University Northwest and Ivy Tech Community College.

The neighborhood also contains a branch library at Broadway and 40th Avenue, a post office on 38th Avenue, and a state office building at Ridge and Adams.

Open Space

Glen Park East/West contains a high number of parks. The South Gleason Golf Course and Gleason Park are located toward the northern boundary of the neighborhood. Junedale Fields, Fisher Park, East Glen Park, Howe Park, Pitman Square, and the Kentucky Street Totlot are also located in the Glen Park East/West.

The open space of wetland, forest, farm fields, and floodplain along the Little Calumet River in the north of the neighborhood provides a “green” character, recreational opportunities, and a wildlife habitat. A bike trail in the extreme southern section of the neighborhood provides additional recreational opportunities.

Issues/Constraints/Negatives

- A number of industrial properties and junkyards are located adjacent to or abutting residential neighborhoods without adequate screening or buffering.
- Numerous vacant storefronts and lots are present along Broadway, Ridge, and within smaller clusters of retail.
- Noise from and illegal dumping along the Norfolk Southern tracks is diminishing the attractiveness of nearby residential properties.
- Daniel Webster Elementary School and its playground appear to be maintained poorly.

Opportunities/Strengths/Positives

- The neighborhood contains strong institutions, including Indiana University Northwest and Ivy Tech Community College.
- The residential housing stock is mostly in fair to good condition with few vacant properties or lots.
- The Village Shopping Center and nearby retail/restaurant uses provide shopping and dining opportunities for Glen Park East/West and surrounding neighborhoods.
- Vacant or commercial properties along Broadway and Ridge could be redeveloped into new commercial or housing uses.

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- Several large, attractive parks (such as Gleason Park) are located within the neighborhood.